

WELCOME!

**Annual HOA Meeting
Saturday,
April 29, 2017
10:00AM – 12:00PM**

Thank You Sunserra Homeowners!!



Agenda

- ❑ Call to Order
- ❑ Introductions
- ❑ Financial Update
 - ❑ 2016 Review
 - ❑ 2017 Budget
- ❑ 2016 Highlights
- ❑ 2017 Initiatives
- ❑ Community Update
- ❑ 2017 Board Elections
- ❑ Meeting Adjourned
- ❑ Question and Answer Session

Board Members

☐ Board Members

- ☐ Doug Picatti - President
- ☐ Bob Bennetsen - Vice President
- ☐ Gerry Fierling - Secretary
- ☐ Paul Blaskovich - Treasurer
- ☐ Mike Dornan - Board Liaison

Employees

- ❑ Resort Administrator
 - ❑ Pat Young
- ❑ Resort Superintendent
 - ❑ Steve Waltz - Introduction



Employees

❑ Thank you property management team!

❑ **Sunserra HOA**

- ❑ Greg Guadarrama, Crew Supervisor
- ❑ Carlos Avalos
- ❑ Edgar Delgado
- ❑ Carlos Guadarrama
- ❑ Diego Hernandez
- ❑ Rodrigo "Suave" Ramirez
- ❑ Jared Trelles, Painter
- ❑ Leif Trelles, Painter
- ❑ Jerry Wilson, Maintenance
- ❑ Jose Zamora Mora
- ❑ Ismael Zepeda

❑ **Sunserra Golf**

- ❑ Caitlyn Wind, Golf Pro Shop
- ❑ Osvaldo "Koko" Castellanos, Mower
- ❑ David Mora V, Mower

Introductions of our New Homeowners

❑ Welcome New Sunserra Homeowners



Financial Update

❑ 2016 in Review

- ❑ Labor was \$50k over budget in 2016 (labor is ~ 40% of our budget)
 - ❑ Tight labor market
 - ❑ Hot summer
 - ❑ Long warm fall
 - ❑ Snowy winter
 - ❑ A lot of plant removal
- ❑ Accounting expenses ~\$30k over budget
- ❑ Unexpected equipment expenses
 - ❑ Snow plow broke ~\$2k
 - ❑ New mower ~ \$4k
- ❑ Improved security ~\$5k over budget

Financial Update

❑ **2017 Budget** - 6.8% increase in 2017

- ❑ Reserve budget increased 5% ~\$70k
- ❑ Capital expenditure (\$35k budgeted, actual \$27k)
- ❑ Audit and reserve study - \$33.4k budgeted (actual est. \$20k)
- ❑ Water fee budget increased 6% ~ \$5k
- ❑ Power budget increased 5% ~ \$3k
- ❑ Insurance kept constant at \$104k. Good news!
- ❑ Golf course budgeted \$28k less than 2016
- ❑ 2017 labor is budgeted at a 9% reduction to previous budget (-\$90k to 2016 actual). How we will achieve this goal:
 - ❑ Working Manager with new Resort Superintendent
 - ❑ Time and task analysis
 - ❑ Work Orders

Financial Update

❑ Budget Update and Review

- A few owners have outstanding dues – the HOA has rules that govern past due accounts. We are considering collection methods:
 - Posting of names
 - Collect judgements
 - Water turn off
- Collections update –Raised ~\$200k in cash!
- Reduced > 90 day Accounts Receivable ~\$100k!
- Quarterly statements are being sent
- 2017 Budget in QuickBooks by month

2016 Highlights

❑ What we accomplished in 2016!



Sunserra at Crescent Bar | HOA



2016 Highlights

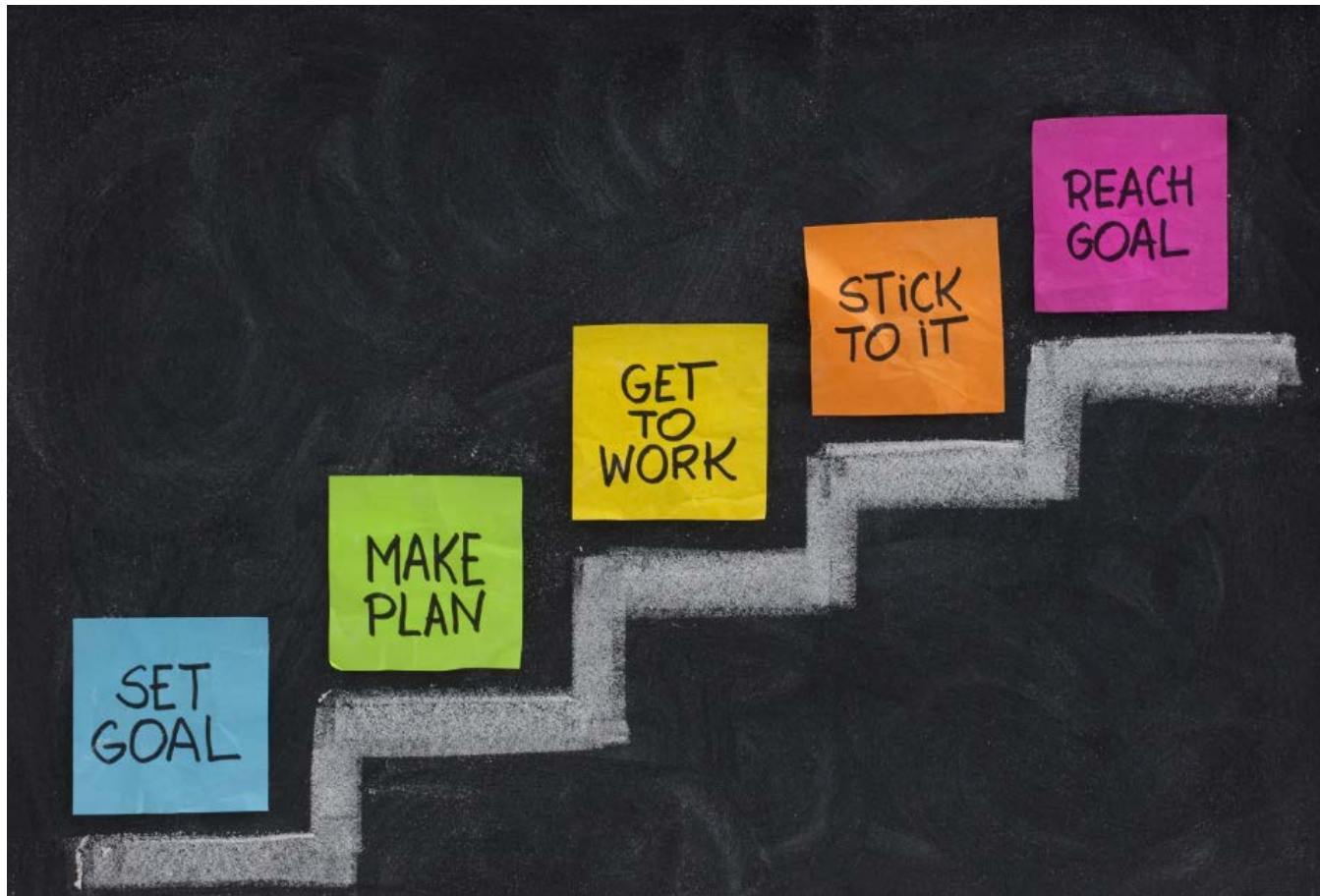
- ❑ **Community wide coordination through the GCBA (Greater Crescent Bar Association)**
 - ❑ Coordinated voice and communication with the community, Sheriff's department, Grant County PUD, Grant County officials and more!
- ❑ **SunFire Grill stayed open all year** – thank you Jim and staff!
 - ❑ New Years Eve dinner
 - ❑ Valentines Day dinner
 - ❑ Easter brunch
 - ❑ Mother's Day brunch
- ❑ **Resort Administrator** – A new position for our homeowners.
- ❑ **Accounts receivable and accounting clean up** – A major undertaking for the staff and owners. Thank you!
- ❑ **Live Entertainment** – Shared with Jim and the SunFire Grill

2016 Highlights

- ❑ **Garbage area** – we lost our cardboard recycling
 - ❑ The cardboard container was removed due to contamination
 - ❑ No dumping of construction debris in container
- ❑ **Golf Course** – Increase in prior years Golf Cart Rental and Golf Membership.
- ❑ **Water Meter Project** – Our project came in at almost 50% less than budget!
- ❑ **Security** – Dan Couture was well received by owners and guests.

2017 Initiatives

Our plans for Sunserra in 2017!



2017 Initiatives

☐ 2016 Audit

☐ Reserve Study

☐ Increased Security Emphasis

- ☐ Break in this winter - graffiti, theft and vandalism
- ☐ Gate devices were re-registered.
- ☐ Community entrance gates to stay closed all year
- ☐ Rules regarding safety
 - ☐ Notice of sale - CCR 5.17
 - ☐ Renting of units - rules and regulation
 - ☐ D, safety and security.
 - ☐ I - renting 14 days or more.
- ☐ Cameras – Evaluating options

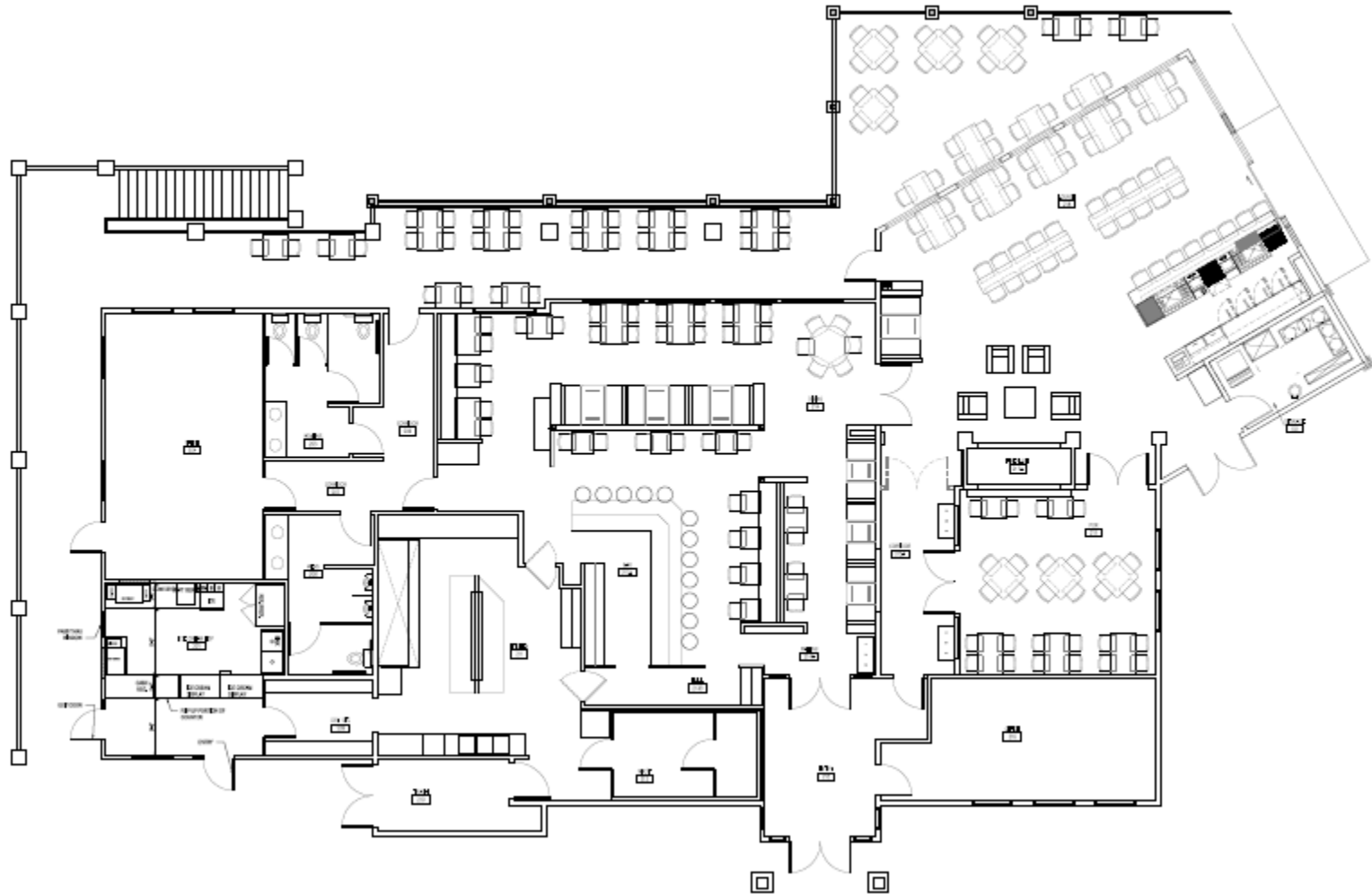
☐ **Sunserra Golf Family Membership** – Homeowner receive up to 4 free memberships, 2 adults and 2 kids age 18 and under. Additional kid(s) memberships available @ \$75/Junior and/or \$100/Adult.

2017 Initiatives

- ❑ **New pool furniture at all pools and hot tubs!**
- ❑ **The Pro Shop has moved**
- ❑ **Restructuring of the Resort Superintendent position**
- ❑ **Events/Activities** - Wedding in June, event in August, exploring options with SunFire Grill
- ❑ **Asphalt** – Winter Damage
- ❑ **Snow Removal** – Snow removal plan
- ❑ **Security** –
 - ❑ We have a hired the same security company as last year, Dan Couture
 - ❑ We are coordinating security efforts within Crescent Bar

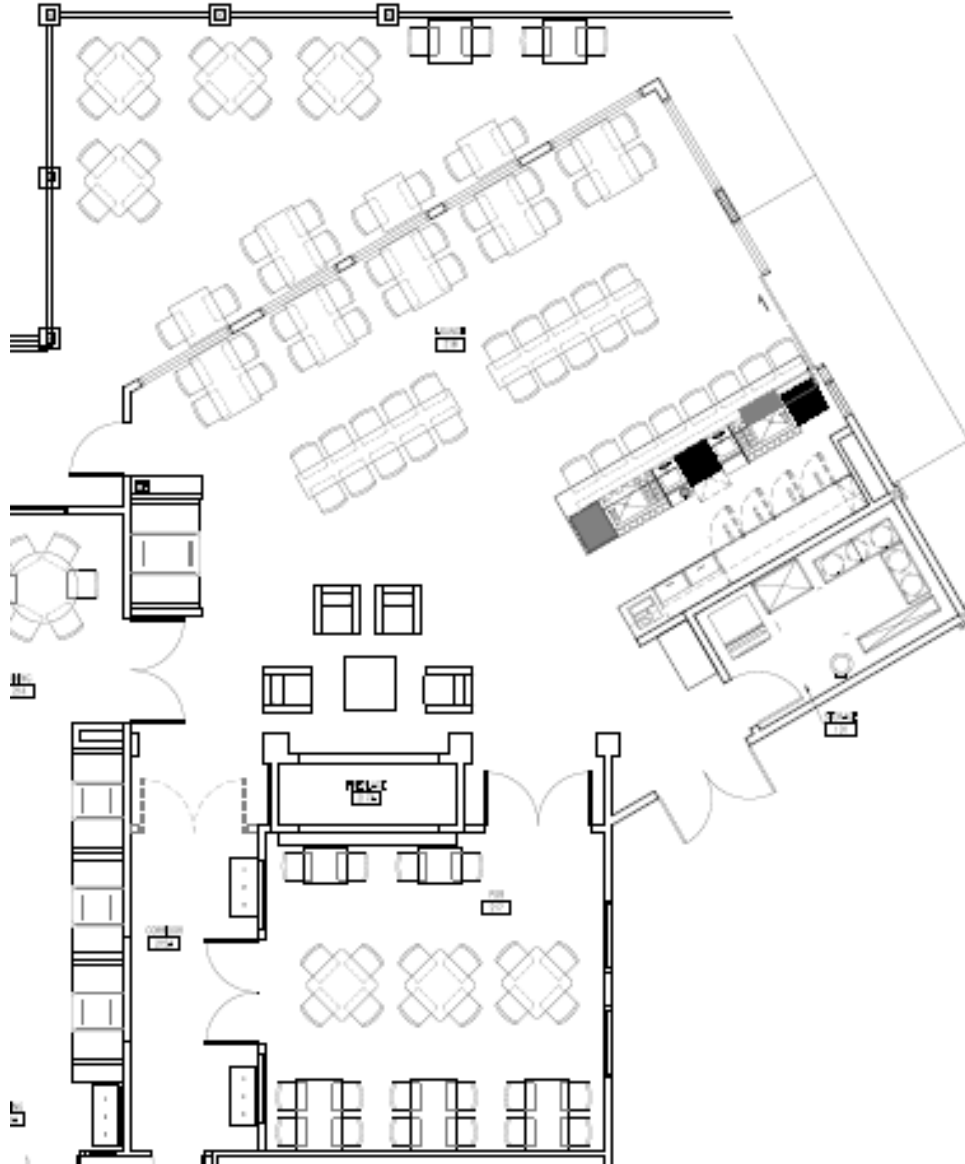
2017 Initiatives

❑ Club House in Process: Cup & Cone, SunFire & Bar, Store?



2017 Initiatives

❑ Club House in Process: Cup & Cone, SunFire & Bar, Store?



Community Update

□ Grant County Sheriff Update



Administration Office: 35 C Street NW/PO Box 37 Ephrata, WA 98823

Office 509-754-2011 ext 2001 800-572-0119 Washington State Only 509-754-2058 Fax Hours: Monday-Friday 8:00 am to 5:00 pm	Dispatch To report a crime or contact a deputy: Emergency, dial 9-1-1 Non-emergency 509-762-1160 or 888-431-9911
See something? Know something? Say something! Report non-emergency crime activity... <u>crimetips@grantcountywa.gov</u> <i>You don't have to identify yourself</i>	
If you or someone you know is experiencing domestic violence, call 888-560-6027 <i>New Hope Domestic Violence, Sexual Assault and Crime Victim Services 24 hour hotline</i>	

Community Update

□ Grant County PUD Update – Jeff Grizzel



OFF ISLAND PRELIMINARY SITE PLAN

CRESCENT BAR RECREATION AREA
RECREATION RESOURCES MANAGEMENT PLAN IMPLEMENTATION
PRIEST RAPIDS HYDROELECTRIC PROJECT
PUBLIC UTILITY DISTRICT #2 OF GRANT COUNTY, WASHINGTON
FERC PROJECT NUMBER 2114 LICENSE APRIL 17, 2008

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2017 Board Elections

☐ 2016 Board Election Nominees (3 minute introduction).

Pick two of three

☐ Bob Bennetsen

☐ Gigi Lowry

☐ Lisa Karstetter

Sunserra Annual Home Owners Meeting & Event

Saturday, April 29, 2017

8:00 – 9:30am Home Owner's Breakfast at the Sunfire Grill

(Sunserra Home Owners Only)

*Get your Raffle Ticket for a chance to win a prize.

Drawing to be held during Wine/Beer Tasting and Social

10:00 – 12:00 Noon Annual Home Owner's Meeting at the Sunfire Grill

1:00 – 3:00pm Sunserra Golf Tournament (Registration 12:30pm at Sunserra Golf Pro Shop)

Sunserra Annual Home Owners Meeting & Event

2:00 – 5:00pm Wine / Beer Tasting and Social at the Sunfire Grill with Live Entertainment featuring “Stan Fortier”.

Raffle Ticket Prizes:

- 1.Dinner for Two @ Sunfire Grill
- 2.Dinner for two @ Tower Pizza, donated by homeowner Michael & Michelle Walsh
- 3.Four Flatbread meals paired w/ bottle of wine @ Friends Riviera Bistro
- 4.Flower arrangement created by Signature Flowers & Events, donated by new homeowners Rick and Sue Stetner
- 5.Box Suite 116, seats 7 & 8 Tickets Sasquatch Friday Show, May 28th, includes VIP Parking & VIP Cliff House entry, donated by homeowner David Chamberlin
- 6.Dinner for Two @ Rich's Tacos
- 7.Silvara Wine donated by homeowner Lyn Evens
- 8.Beaumont Reserve Wine w/2 free Wine Tastings donated by homeowners Pete and Katie Beaumont
- 9.Jones of Washington Cabernet Sauvignon with two free wine tastings

THANK YOU!!

*Sunserra Home Owners
Sunserra Staff*

*Sunserra Board Members
Retiring Member Gerry Fierling
Meeting adjourned*

Questions??